142.0	0002	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	970,200	/	970,200
USE VALUE:	970,200	/	970,200
ASSESSED:	970,200	/	970,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79	-81	NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RINDONE CLEMENT
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	79 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RINDONE CLEMENT -
Owner 2:	-
Street 1:	79 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,032 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1936, having primarily Vinyl Exterior and 2990 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5032.000	512,000	1,400	456,800	970,200
Total Card	0.116	512,000	1,400	456,800	970,200
Total Parcel	0.116	512,000	1,400	456,800	970,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.48 | /Parcel: 324.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	91420
GIS Ref	
GIS Ref	
Insp Date	12/15/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 142.0-0002-0009.0

!10971!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	512,300	1400	5,032.	456,800	970,500	970,500	Year End Roll	12/18/2019
2019	104	FV	397,100	1500	5,032.	428,200	826,800	826,800	Year End Roll	1/3/2019
2018	104	FV	397,100	1500	5,032.	354,000	752,600	752,600	Year End Roll	12/20/2017
2017	104	FV	373,600	1500	5,032.	325,400	700,500	700,500	Year End Roll	1/3/2017
2016	104	FV	373,600	1500	5,032.	296,900	672,000	672,000	Year End	1/4/2016
2015	104	FV	334,900	1500	5,032.	291,200	627,600	627,600	Year End Roll	12/11/2014
2014	104	FV	334,900	1500	5,032.	270,600	607,000	607,000	Year End Roll	12/16/2013
2013	104	FV	347,700	1500	5,032.	257,500	606,700	606,700		12/13/2012

PRINT

Date	Time
12/11/20	01:12:01

LAST REV

Date	Time
01/17/18	08:34:26

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10971

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RINDONE CLEMENT	51893-587		11/14/2008	Family	1	No	No		
RINDONE CLEMENT	51893-585		11/14/2008	Family	1	No	No		
RINDONE CLEMENT	36530-480		9/27/2002	Family	1	No	No		
	21406-312		9/1/1991		1	No	No		F

USER DEFINED

Prior Id # 1:	91420
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2007	964	Porch	18,000					REBUILD 2 FRT PORC
7/9/1997	382		10,000					ADD WDK REB/PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	MEAS&NOTICE	HS	Hanne S
1/28/2009	Measured	336	PATRIOT
12/18/1999	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
11/15/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5032		Sq. Ft.	Site		0	80.	1.13	9									456,769						456,800	

Total AC/HA:	0.11552	Total SF/SM:	5032	Parcel LUC:	104	Two Family	Prime NB Desc:	Brackett	Total:	456,769	Spl Credit		Total: 456,800

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

COMMENTS

OF=2 SINKS IN BMT.

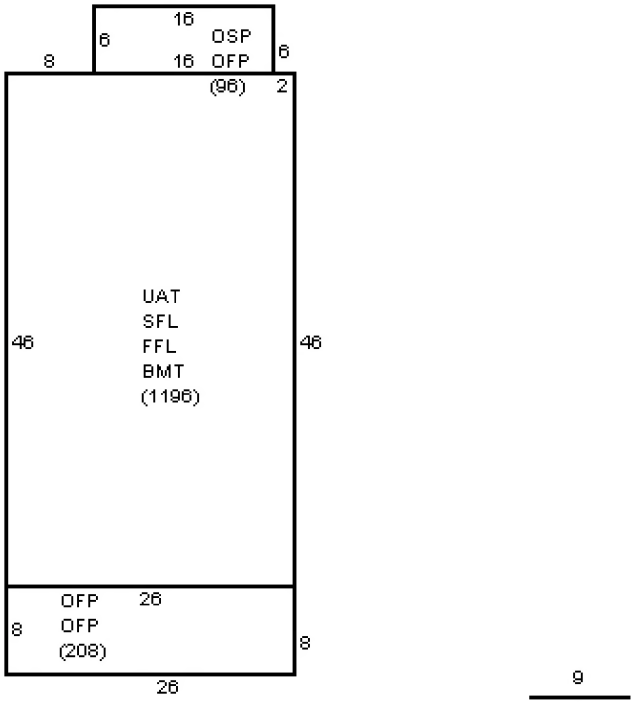
RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	2

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08896315
Const Adj.:	0.97029907
Adj $ / SQ:	179.625
Other Features:	145500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	695615
Depreciation:	183642
Depreciated Total:	511973

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	179.63
Special Features:	0	Val/Su Net:	113.90
Final Total:	512000	Val/Su SzAd	214.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	58.200	69,606
FFL	First Floor	1,196	179.630	214,832
SFL	Second Floor	1,196	179.630	214,832
OFP	Open Porch	512	19.140	9,798
UAT	Upper Attic	299	125.740	37,596
OSP	Screen Porch	96	35.960	3,452

Net Sketched Area:	4,495			Total:	550,116
Size Ad	2392	Gross Are	5392	FinArea	2990

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	12X12	A	AV	1990	12.94	T	23.2	104			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:	Total: 1,400